

WARRANTY DEED

017851

Roland L. LaCroix and Judy M. LaCroix

of 15 Merrill Street, Waterville, ME 04901
for consideration paid,

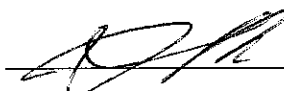
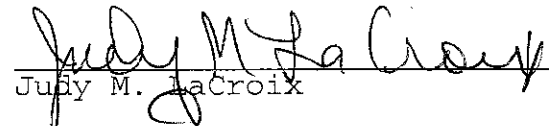
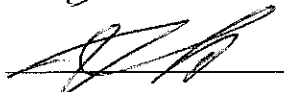
grant to Jennifer Cook

of 151 Rideout Street, Waterville, ME 04901

with WARRANTY COVENANTS, the land in Waterville, Kennebec County,
State of Maine, bounded and described as follows:37-106
TRANSFER
TAX
PAIDSEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

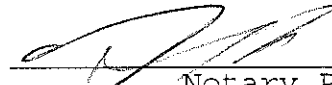
Y-11456

Witness our hands and seals this 2nd day of July, 2001.


Roland L. LaCroix
Judy M. LaCroix

THE STATE OF MAINE Kennebec ss.

July 2, 2001

Then personally appeared the above named Roland L. LaCroix and
Judy M. LaCroix and acknowledged the foregoing instrument to be
their free act and deed,Before me, 

Notary Public

Print Name: Steven H. Poulin

My Commission Expires: 10/04/05

Jennifer Cook
② 151 Rideout St.
Waterville, ME 04901

37-106

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon, situated in the City of Waterville, County of Kennebec, and bounded and described as follows, viz:

Being lot number ninety-six (96) and the northerly one-half portion of lot number ninety-five (95) on a Plan of Nelson Heights made by Ernest W. Branch, C.E., dated August 23, 1920 and recorded in the Kennebec Registry of Deeds;

Beginning at a point in the easterly line of Rideout Street at a point three hundred eighty-five (385) feet distant from the junction of Rideout Street with the Oakland Road, being fifteen feet southerly of the southwest corner of lot number ninety-six (96) on said plan; thence running easterly one hundred (100) feet; thence northerly at right angles on the boundary lines of lots numbers ninety-six, forty-five (45) feet to the southeast corner of lot number ninety-six (96); thence westerly parallel with the first mentioned bound one hundred (100) feet to a point in the easterly line of Rideout Street forty-five (45) feet distant from the point of beginning; thence southerly forty-five (45) feet in the easterly line of Rideout Street to the point of beginning, together with the buildings thereon, including one-half of the garage now standing on said lot.

For source of title, reference may be had to deed from Robert A. Sirois and Lorraine Sirois to Roland L. Lacroix and Judy M. Lacroix dated August 15, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3963 at Page 28 as confirmed in the deed between the parties dated July 29, 1992, recorded in Book 4192, Page 87.

RECEIVED KENNEBEC SS.

2001 JUL -3 PM 3:18

ATTEST: *Loraine R. Meade*
REGISTER OF DEEDS